



"You belong here."

November 1, 2019

El Paso County Planning and Community Development  
Lindsay Darden  
2880 International Circle, Suite 110  
Colorado Springs, CO 80910

Engineering comments: Engineering reserves the right to make additional comments. These comments may be generated once the comments on the site plan have been addressed.

Dear Lindsay,  
I, Mike Wenger, an employee of the property owner, Eagle Lake Camps of The Navigators, am proposing an update to the current Eagle Lake Camps special use permit as described below.

Eagle Lake Camps is a 501c3 non-profit religious summer camp. Our guests' amenity expectations are continuing to increase, warranting the need to upgrade and improve existing infrastructure and accommodations. The current special use permit on file does not represent all existing or proposed future buildings on the property. We are proposing construction of a replacement boat house in the immediate future, and several proposed buildings to be built in the next few years. For more detailed information regarding existing or proposed future buildings, please reference the Site Plan Drawing submittal. The proposed special use is in harmony with the character of the surrounding area (Pike National Forest) and is compatible with existing and allowable land uses in the surrounding area.

The proposed special use will comply with all local, county, state, and federal rules, regulations, and ordinances. It will not otherwise be detrimental to public health, safety and welfare to the current and future residents of El Paso County.

The property is located at:  
6935 Rampart Range Road  
Cascade, CO 80801

The property is 320 acres and zoned R-T. For more detailed information regarding location, please reference the Legal Description and Vicinity/Location Map submittals.

The proposed landscaping around the replacement boathouse shall be native vegetation. Any new vegetation in disturbed areas shall be a native seed mix approved by the Forest Service.

You will need to re-write this request to reflect our discussion. You are no longer requesting a special use permit, but you still do need to specify what you are proposing now and include that you will be proposing further future phases to be denoted with this plan.

Sincerely,



Mike Wenger  
Director of Maintenance and Facilities

You should also include your request for alternative standards for parking and landscaping here, provided the PCD Director is amenable.

Don't hesitate to be as specific as you feel you need to in this letter.