

EL PASO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 24, 2019

Ute Pass Trading Company
ATTN: Shaine Kratko
8785 US-24
Cascade, CO 80809

Hammers Construction
ATTN: Lisa Peterson
1411 Woolsey Heights
Colorado Springs, CO 80915

RE: Ute Pass Mini Storage Special Use AL-18-010
Parcel No.: 8315300029

This is to inform you that the above referenced request for a special use for a mini storage in the CC (Commercial Community) zoning district on the property is located at 8775 HWY 24, Cascade, CO 80809, has been **approved** by the Planning and Community Development Director as of April 29, 2019. This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the use, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Applicant must apply for and receive approval of a site development plan for the proposed use.

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.

2880 INTERNATIONAL CIRCLE, SUITE 110
PHONE: (719) 520-6300



COLORADO SPRINGS, CO 80910-3127
FAX: (719) 520-6695

www.ELPASOCO.COM

Should you have any questions, please contact the planner at (719) 520-7943.
Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-18-010