

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

August 20, 2020

Randal Childers  
16810 South Peyton Highway  
Colorado Springs, CO 80928

RE: Muddy Little Cowboys Ranch – Special Use - (AL-19-028)

This is to inform you that the above-reference request for approval of a special use for agritainment within the RR-5 (Rural Residential) zoning district was heard by El Paso County Planning Commission on August 20, 2020, at which time a recommendation for approval was made. (Parcel No.37000-00-045)

This recommendation for approval is subject to the following:

**CONDITIONS**

1. The special use shall be limited to Agritainment as described in the applicants' letter of intent and as shown on the site plan. Any subsequent addition or modification to the operation or facility beyond that described in the applicants' letter of intent and as shown on the site plan shall be subject to administrative review, and if it is the opinion of the Planning and Community Development Department Director that it constitutes a substantial increase, then such addition or modification shall be subject to a new special use application.
2. No structure on the property shall be used for employees or the general public unless a building permit has been granted and the structure is shown on the site development plan.
3. The applicants shall provide the Planning and Community Development Department a copy of either the well permit or provide the county with a legal source of water.

**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.

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,

A handwritten signature in black ink, appearing to read 'Rad Dickson', with a long horizontal line extending to the right.

Rad Dickson, Planner I  
File No. AL-19-028