

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

2/19/2020

RE: Administrative Special Use – The Sod Guy

File: AI-19-014
Parcel ID No.:5407317013

This is to inform you that the above referenced request for approval of a special use application for a contractor's equipment yard located at 595 Amelia Street was **approved** by the Planning and Community Development Director on February 19, 2020. It is the determination and finding of the Planning and Community Development Department (PCD) Director that the application meets the review criteria for approval of a Special Use 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:

CONDITIONS OF APPROVAL

1. Approval is limited to the contractor's equipment yard, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Approval of site development plan and building permits shall be required to initiate the contractor's equipment yard use.
3. Application of a Colorado Department of Transportation (CDOT) utility permit addressing potential drainage issues related to the tie-in to the existing CDOT right-of-way drainage system shall occur within 60 days of special use approval.

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.

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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.

All administrative decisions, such as this one, may be appealed to the Board of County Commissioners within 30 days of the date of the decision. Should you have any questions, please contact Lindsay Darden at (719) 520-6302.

Sincerely,

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

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-19-014