

EL PASO  **COUNTY**
COLORADO

COMMISSIONERS:
STAN VANDERWERF (CHAIR)
CAMI BREMER (VICE-CHAIR)

LONGINOS GONZALEZ, JR.
HOLLY WILLIAMS
CARRIE GETTNER

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 3, 2021

RE: Lots 2 and 3 Rolling Thunder Business Park Special Use Request

File: AL-20-008

Parcel ID Nos.: 5311101003 and 5311101002

This is to inform you that the above referenced request for approval of a special use application to allow the general retail, office, and medical office uses within the Rolling Thunder Business Park Planned Unit Development (PUD) located at 10634 and 10658 Maltese Point was **approved** by the Planning and Community Development Director on March 3, 2021. 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 (2021).

This approval is subject to the following conditions and notations:

CONDITION OF APPROVAL

1. Approval is limited to the addition of general retail, office, and medical office uses as approved special uses within the Rolling Thunder Business Park PUD, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Approval of a site development plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department (PPRBD) are required prior to initiation of the proposed allowed uses as depicted in the site plan exhibit.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan drawing. 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.

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



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

www.ELPASOCO.COM

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 Sophie Kiepe, Planner I, at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style with a large initial "C" and a long, sweeping underline.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-20-008