Planning and Community Development Department

Craig Dossey, Executive Director

March 1, 2022

Falcon Field, LLC

3230 Electra Drive

Colorado Springs, CO 80906

N.E.S., Inc.

619 North Cascade Avenue

Colorado Springs, CO 80903

RE: Falcon Field Residential – Map Amendment (Rezone) – (P-21-007)

This is to inform you that the above-reference request for approval of a map amendment (rezoning) was heard by the El Paso County Board of County Commissioners on March 1, 2022 at which time an approval was made to rezone 18.55 acres from CR (Commercial Regional) to RM-12 (Residential, Multi-Dwelling) and of 19.265 acres from CR (Commercial Regional) to RS-5000 (Residential Suburban). The remainder of the property is proposed to remain zoned CR. The 57.667-acre property is located on the south side of Highway 24, at the easternmost terminus of Woodmen Road and within Section 7, Township 13 South, Range 67 West of the 6th P.M.

Parcel Nos.: 43070-00-001 and 43072-00-015

This approval is subject to the following:

**CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.
2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-5000 (Residential Suburban) zoning district for the portion of the property rezoned to RS-5000 and the RM-12 (Residential Multi-Dwelling) zoning district for the portion of the property rezoned to RM-12 and with the applicable sections of the El Paso County Land Development Code and Engineering Criteria Manual.
3. A Colorado Department of Transportation (CDOT) access permit shall be required for the proposed development. The applicant shall comply with all CDOT access permit requirements.

**NOTATIONS**

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

This represents the Planning and Community Development Department’s understanding of the action taken by 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,

Ryan Howser, Planner II

File No. P-21-007