

EL PASO

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COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 18, 2018

Hunsinger Development Corporation
4406 College Park Court
Colorado Springs, CO 80918

Terra Nova Engineering, INC
721 S 23rd Street
Colorado Springs, CO 80904

RE: Hunsinger Rezone -- Map Amendment (Rezone) – (P-18-004)

This is to inform you that the above-reference request for approval of Map Amendment (Rezone) was heard and a recommendation for approval was made by the El Paso County Planning Commission on December 18, 2018, at which time a recommendation for approval was made to approve map amendment (rezoning) from RR-5 (Rural Residential) to RR-2.5 (Rural Residential). The 8.61 acre parcel is located approximately 0.4 miles east of the Voyager Parkway and Old Ranch Road intersection and is within Section 28, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado. (Parcel No. 62280-04-012)

This recommendation for approval is subject to the following:

*COPY
mailed
12/19/18*

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 RR-2.5 (Rural Residential) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

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



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

NOTATION

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.

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,



Gabe Sevigny, Planner II

File No. P-18-004