

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

March 19, 2019

ROI Property Group, LLC  
2495 Rigdon Street  
Napa, CA 94558

William Guman & Associates, Ltd.  
731 N Weber Street, Suite 10  
Colorado Springs, CO 80903

RE: 824 Acres Curtis Road – Map Amendment (Rezone) – (P-18-008)

This is to inform you that the above-reference request for approval of map amendment (rezone) was heard and approved by the El Paso County Planning Commission on March 19, 2019, at which time a recommendation for approval was made to approve a map amendment (rezone) of 824 acres from the A-35 (Agricultural) zoning district to the RR-2.5 (Residential Rural) zoning district. The seven (7) properties are located at the southeast corner of the Judge Orr Road and North Curtis Road intersection and are within Sections 3 and 10, Township 13 South, Range 64 West of the 6<sup>th</sup> P.M. The property is located within the Falcon/Peyton Small Area Master Plan (2008). (Parcel Nos. 43000-00-541, 43000-00-542, 43000-00-543, 43000-00-554, 43000-00-561, 43000-00-562, 43000-00-556, 43000-00-555, 43000-00-557)

This recommendation for 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, Federal Aviation Administration, 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

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

3. The adjacent portions of Curtis Road shall be improved to meet the minimum standards of an arterial roadway per the Engineering Criteria Manual. Improvements will be made as part of the Curtis Road access permitting. The necessary improvements and phasing will be clarified with the future applications for Preliminary Plan and Final Plat. This work may be subject to any reimbursement as outlined in the El Paso County Road Impact Fee Program.

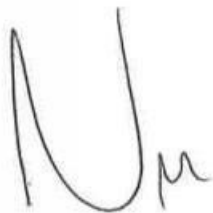
#### **NOTATIONS**

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.

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 dark ink, appearing to read 'Nina', with a stylized flourish at the end.

Nina Ruiz, Planner II

File No. P-18-008

