

APPROVAL OF LOCATION (RECOMMEND APPROVAL)

Fuller moved that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION

OF THE COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION NO. U251

APPROVAL OF LOCATION – CONVERSION OF SERVICE GARAGE TO FIRE STATION

WHEREAS, YOW Architects on behalf of Cimarron Hills Fire Protection District did file an application with the El Paso County Planning and Community Development Department for an Approval of Location to allow the conversion of an existing service garage to a fire station on property in the unincorporated area of El Paso County as described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by this Commission on October 16, 2025; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, and comments by the El Paso County Planning Commission members during the hearing, this Commission finds as follows:

1. That the application was properly submitted for consideration by the Planning Commission;
2. That proper posting, publication, and public notice were provided as required by law for the hearing before the Planning Commission;
3. That the hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters, and issues were submitted, and that all interested persons and the general public were heard at that hearing;
4. That the authorization or financing of said public way, ground, space, building, structure, or utility does not fall within the province of the Board of County Commissioners;
5. That the application conforms to the El Paso County Land Development Code;
6. That the application conforms to the adopted El Paso County Master Plan;

- 7. That approval of the proposed application will not result in harmful environmental, service, or fiscal impacts upon El Paso County or its residents; and
- 8. That for the above-stated and other reasons, the proposal is in the best interest of the health, safety, morals, convenience, order, prosperity, and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED that the El Paso County Planning Commission approved the application of YOW Architects on behalf of Cimarron Hills Fire Protection District for an Approval of Location to allow the conversion of an existing service garage to a fire station as described in Exhibit B, which is attached hereto and incorporated herein by reference.

BE IT FURTHER RESOLVED that the following conditions and notations be placed upon this approval:

CONDITIONS

- 1. Approval of a Commercial Over-the-Counter Site Development Plan by the Planning and Community Development Department is required prior to initiation of the proposed use and site improvements as depicted in the site plan Exhibit B and described within the letter of intent.
- 2. No substantial expansion, enlargement, or modification of the site development plan shall be allowed except upon reevaluation and public hearing as specified in the El Paso County Land Development Code (as amended).
- 3. Road Impact Fees, as outlined in Resolution 24-377, are applicable to the development and must be paid at the time of Commercial Over-the-Counter Site Development Plan approval.

NOTATION

- 1. Approval of Location requests are not forwarded to the El Paso County Board of County Commissioners for consideration. Pursuant to C.R.S. § 30-28-110, the final El Paso County action occurs at the Planning Commission.

Moraes seconded the adoption of the foregoing Resolution.

The roll having been called, the vote was as follows: (circle one)

Sarah Brittain Jack	<u>aye</u> / no / non-voting / recused / absent
Blaine Brew	aye / no / <u>non-voting</u> / recused / absent
Jim Byers	<u>aye</u> / no / non-voting / recused / absent
Jay Carlson	<u>aye</u> / no / non-voting / recused / absent
Becky Fuller	<u>aye</u> / no / non-voting / recused / absent
Eric Moraes	<u>aye</u> / no / non-voting / recused / absent
Bryce Schuettpez	<u>aye</u> / no / non-voting / recused / absent

Tim Trowbridge
Christopher Whitney

aye / no / non-voting / recused / absent
aye / no / non-voting / recused / absent

The Resolution was adopted by a vote of 8 to 0 by the El Paso County Planning Commission,
State of Colorado.

DONE THIS 16th day of October 2025 at Colorado Springs, Colorado.

EL PASO COUNTY PLANNING COMMISSION

By: 
Chair

Exhibit A

LOT 1 BLK 3 CIMARRON INDUSTRIAL NO 1

