

EL PASO  **COUNTY**
COLORADO

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

December 7, 2021

RE: Mikey's Total Car Care

File: AL-21-012

Parcel ID No.:54062-04-040

This is to inform you that the above referenced request for approval of a special use application for a vehicle repair garage within the I-2 (Limited Industrial) zoning district was **approved** by the Planning and Community Development Director on December 7, 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:

CONDITIONS OF APPROVAL

1. Approval is limited to the vehicle repair garage, as discussed and depicted in the applicant's letter of intent and site plan drawings.

NOTATIONS

1. Special use approval includes conditions of approval and the accompanying site plan and elevation drawings. 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.
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 Ryan Howser at (719) 520-6049.

2880 INTERNATIONAL CIRCLE, SUITE 110
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COLORADO SPRINGS, CO 80910-3127
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Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" written in a larger, more prominent script than the last name "Dossey".

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL-21-012