

Steve Schleiker
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El Paso County, CO



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RESOLUTION NO. 26-122

BOARD OF COUNTY COMMISSIONERS
COUNTY OF EL PASO, STATE OF COLORADO

APPROVE VARIANCE OF USE FOR

11955 FALCON HIGHWAY – AMENDMENT TO VARIANCE OF USE VA203 FOR EVENT CENTER (VA261)

WHEREAS, David and Cynthia Smallidge did file an application with the El Paso County Planning and Community Development Department for approval of a Variance of Use to allow an increase in the hours of operation for a previously approved Event Center within the RR-5 (Residential Rural) zoning district for property in the unincorporated area of El Paso County as described in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on March 19, 2026, upon which date the Planning Commission did by formal resolution recommend approval of the Variance of Use to amend the hours of operation for a previously approved Event Center; and

WHEREAS, a public hearing was held by this Board on April 9, 2026; and

WHEREAS, based on the evidence, testimony, exhibits, recommendations of the El Paso County Planning Commission, 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 County Commissioners during the hearing, this Board finds as follows:

1. That the application was properly submitted for consideration by the Board of County Commissioners;
2. That proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners;
3. That the hearings before the Planning Commission and Board of County Commissioners were extensive and complete, that all pertinent facts, matters and issues were submitted, and that all interested persons and the general public were heard at those hearings;
4. That all exhibits were received into evidence;
5. That the proposed land use does not permit the use of any area containing a commercial mineral deposit in a manner which would interfere with the present or future extraction of such deposit by an extractor;

6. All data, surveys, analyses, studies, plans, and designs as are required by the State of Colorado and El Paso County have been submitted, reviewed, and found to meet all sound planning and engineering requirements of the El Paso County subdivision regulations;
7. That for the above-stated and other reasons, the proposed Variance of Use is in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County; and

WHEREAS, this Board further finds that the request meets the criteria for approval outlined in Section 5.3.4.C of the El Paso County Land Development Code (as amended):

1. The strict application of any of the provisions of the Code would result in peculiar and exceptional practical difficulties or undue hardship;
2. The Variance of Use is generally consistent with the applicable Master Plan;
3. The proposed use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the surrounding area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and County;
4. The proposed use will be able to meet air, water, odor or noise standards established by County, State, or Federal regulations during construction and upon completion of the project;
5. The proposed use will comply with all applicable requirements of the Code and all applicable County, State, and Federal regulations except those portions varied by this action;
6. The proposed use will not adversely affect wildlife or wetlands;
7. The applicant has addressed all off-site impacts;
8. The site plan for the proposed Variance of Use will provide for adequate parking, traffic circulation, open space, fencing, screening, and landscaping; and/or
9. Sewer, water, storm water drainage, fire protection, police protection, and roads will be available and adequate to serve the needs of the proposed Variance of Use as designed and proposed.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of El Paso County, Colorado, hereby approves the application by David and Cynthia Smallidge for a Variance of Use to allow an increase in the hours of operation for a previously approved Event Center within the RR-5 (Residential Rural) zoning district;

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

CONDITIONS

1. Approval is limited to the use of a business event center, as discussed and depicted in the applicant's letter of intent and site plan drawings. Any subsequent addition or modification to the operation or facility beyond that described in the applicant's letter of intent and as shown on the site plan shall be subject to review and approval of a new variance of use request.
2. Prior to building permit authorization or initiation of the use, the applicant shall apply for and receive approval of a commercial site development plan.
3. Prior to building permit authorization or initiation of the use, the applicant shall apply for and receive approval of a commercial driveway access permit.
4. Events held at the business event center shall be limited in occupancy to no more than 75 people at any given time. If the total number of daily trips to and from the property exceeds 70, the use shall be subject to review and approval of a new Variance of Use request.
5. Events may occur any day of the week and all events shall cease prior to 10:00 PM. Outdoor activities shall be limited to seating. All functions of the business event center use that generate excessive noise or odors must occur indoors.
6. Prior to building permit authorization, the applicant shall provide the Planning and Community Development Department with a copy of an approved septic permit for the business event center use and the existing residential use.
7. All structures on the property shall be set back a minimum of sixty (60) feet from the north property line adjacent to Falcon Highway.

NOTATIONS

1. The Variance of 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 Variance of Use conditions are being violated, preceded by notice and public hearing.

- 3. If the Variance of Use is discontinued or abandoned for two (2) years or longer, the use shall be deemed abandoned and of no further force and effect.

DONE THIS 9th day of April, 2026, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
OF EL PASO COUNTY, COLORADO

ATTEST:

By: _____

County Clerk & Recorder



By: _____

Chair

A handwritten signature in black ink, appearing to read "Carmen J. [unclear]", is written over a horizontal line. The signature is cursive and somewhat stylized.

EXHIBIT A

A TRACT OF LAND IN NW4 OF SEC 18-13-64 DESC AS FOLS, COM AT NW COR OF SEC 18 TH ALG W LN OF SD SEC S 00<00'00" E 30.01 FT, S 88<11'43" E 30.01 FT FOR POB, TH ALG SLY R/W OF FALCON HWY S 88<11'43" E 1455.00 FT, S 00<00'00" E 1185.94 FT, N 83<11'43" W 1455.00 FT TO E R/W OF MERIDIAN ROAD, TH ALG R/W N 00<00'00" E 1185.94 FT TO POB