

# EL PASO

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# COUNTY

STAN VANDERWERF  
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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

September 4, 2018

C.T. Martin LLC  
6809 Hidden Hickory Circle  
Colorado Springs, CO 80927

**RE: Nuphase Contractor's Equipment Yard, AL189**  
**Parcel No.: 54072-05-007**

This is to inform you that the above referenced request for approval of a special use for a contractor's equipment yard located at 5930 Paonia Court has been **approved** by the Planning and Community Development Department Director as of September 4, 2018. This approval is subject to the following conditions and notations:

#### **CONDITIONS OF APPROVAL**

1. Approval is limited to the contractor's equipment yard, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Prior to establishing of the use, a Site Development Plan application must be applied for and approved by the El Paso County Planning and Community Development Department.
3. Prior to establishing of use, a Driveway Access Permit must be applied for and approved by the El Paso County Planning and Community Development Department.

#### **NOTATIONS**

1. Special use approval includes conditions of approval and the accompanying site plan. 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.

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



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

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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.

Should you have any questions, please contact the planner at (719) 520-6447.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is fluid and cursive, with the first name "Craig" and last name "Dossey" clearly distinguishable.

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL189