

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 6, 2021

RE: Hideaway Resort Special Use

File: AL-20-013

Parcel ID No.:6115000004

This is to inform you that the above referenced request for approval of a special use application to expand the existing special use approval for a Recreation Camp (PCD file no. AL-09-002) located at 3805 Walker Road was **approved** by the Planning and Community Development Director on April 6, 2021. The expansion is depicted on the site plan and discussed in the letter of intent and includes adding four (4) additional guest rooms, an assembly room, spa and pool, as well as enlarging the porte-cochere and specifically allowing for wedding events. 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 (2019).

This approval is subject to the following conditions and notations:

**CONDITION OF APPROVAL**

1. Approval is limited to the Recreation Camp, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. Approval of a site development plan by the Planning and Community Development Department and issuance of a building permit from the Pikes Peak Regional Building Department are required prior to initiation of the proposed modifications and site improvements as depicted in the site plan exhibit and described within the letter of intent.
3. An amended augmentation plan from the Colorado Water Courts to authorize the proposed use and water demand modifications shall be issued by Colorado Water Courts prior to issuance of a building permit from the Pikes Peak Regional Building Department.
4. The adequacy of existing onsite wastewater treatment systems (OWTS) and/or possible approval of OWTS expansion permits will be evaluated by the El Paso County Health Department prior to approval of the site development plan.

## NOTATIONS

1. Review and approval of plans by El Paso County Public Health for the proposed inground pool and spa will be required prior to issuance of a building permit from the Pikes Peak Regional Building Department.
2. Special use approval includes conditions of approval and the accompanying site plan 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.
3. The Board of County Commissioners may consider revocation and/or suspension if zoning regulations and/or special use conditions/standards are violated, preceded by notice and public hearing.
4. 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 Sophie Kiepe at (719) 520-7943.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style.

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