

**EL PASO**  **COUNTY**  
**COLORADO**

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

November 10, 2020

Aeroplaza Fountain, LLC and Heidi, LLC  
212 N. Wasatch Avenue, Suite 301  
Colorado Springs, CO 80903-3476

Matrix Design Group, Inc.  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

RE: Paint Brush Hills 14 – Map Amendment (Rezone) – (P-18-005)

This is to inform you that the above-reference request for approval of map amendment (rezoning) was heard and approved by the El Paso County Board of County Commissioners on November 10, 2020, at which time an approval was made of a map amendment (rezoning) of 55.898 acres from RS-20000 (Residential Suburban) to RS-6000 (Residential Suburban). The property is located approximately 1.06 miles west of the Meridian Road and Londonderry Drive intersection at the northwest corner of Keating Drive and Devoncove Drive and is within Section 26, Township 12 South, Range 65 West of the 6th P.M. The property is located within both the Falcon/Peyton Small Area Master Plan (2008) and the Black Forest Preservation Plan (1987).  
(Parcel No. 52261-01-009)

This approval is subject to the following:

**CONDITIONS**

1. The developer shall comply with federal and state laws, regulations, ordinances, review and permit requirements, and other agency requirements. Applicable agencies include but are not limited to: the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife Service regarding the Endangered Species Act, particularly as it relates to the Preble's Meadow Jumping Mouse as a listed threatened species.

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



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

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2. Any future or subsequent development and/or use of the property shall be in accordance with the use, density, and dimensional standards of the RS-6000 (Residential Suburban) zoning district and with the applicable sections of the Land Development Code and Engineering Criteria Manual.

## NOTATIONS

1. If a zone or rezone petition has been disapproved by the Board of County Commissioners, resubmittal of the previously denied petition will not be accepted for a period of one (1) year if it pertains to the same parcel of land and is a petition for a change to the same zone that was previously denied. However, if evidence is presented showing that there has been a substantial change in physical conditions or circumstances, the Planning Commission may reconsider said petition. The time limitation of one (1) year shall be computed from the date of final determination by the Board of County Commissioners or, in the event of court litigation, from the date of the entry of final judgment of any court of record.
2. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed withdrawn and will have to be resubmitted in their entirety.

This represents the Planning and Community Development Department's understanding of the action taken by the Board of County Commissioners.

Should you have any questions, or if I can be of further assistance, please contact me at 719-520-6300.

Sincerely,

A handwritten signature in cursive script that reads "Lindsay Darden".

Lindsay Darden, Planner II

File No. P-18-005