

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

July 9, 2020

RE: Elite Equine Special Use

File: AL-20-006

Parcel ID No.:6132006011

This is to inform you that the above referenced request for approval of a special use application for an animal refuge located at 1670 Spring Valley Drive was **approved** by the Planning and Community Development Director on June 22, 2020. 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 animal refuge, 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 construction of the proposed indoor arena and the proposed barn as depicted in the site plan exhibit.
3. A request for a vacation and replat to remove the interior property line between lots 5 and 6 of Block 3 Pleasant View Estates shall be approved and recorded within 60 days of special use approval unless an extension has been granted by the Planning and Community Development Director.

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 Lindsay Darden at (719) 520-6302.

Sincerely,

A handwritten signature in black ink, appearing to read "Craig Dossey". The signature is written in a cursive, flowing style with a large initial "C" and a long, sweeping underline.

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