

EL PASO



COUNTY

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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
CRAIG DOSSEY, EXECUTIVE DIRECTOR

January 31, 2018

Buffalo Property Holdings, LLC
12635 Huron Street, Suite 1600
Denver, CO 80234
RE: Peak Medical Group Facility (AL-17-030)
Parcel No.: 64283-00-046

This is to inform you that the above referenced request for a special use approval of a special use permit for a hospital in the C-2 (Commercial) zoning district located at 2862 South Circle Drive, Colorado Springs, CO 80909 has been **approved** by the Planning and Community Development Director as of January 31, 2018. This approval is subject to the following conditions and notations:

CONDITIONS OF APPROVAL

1. Approval is limited to the use, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The property owner shall submit and receive approval of a sign permit application prior to the installation and/or construction of any proposed wall or freestanding sign(s).
3. Prior to authorization of a building permit the applicant agrees on behalf of him/herself and any developer or builder successors and assignees that the applicant and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 16-454), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation has been identified in the approved traffic impact study submitted in support of the special use application. The fee obligation shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

NOTATIONS

1. 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.
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.

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



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

Should you have any questions, please contact the planner at (719) 520-6302.

Respectfully,

A handwritten signature in black ink, appearing to read 'Craig Dossey', with a long horizontal stroke extending to the right.

Craig Dossey, Executive Director
El Paso County Planning and Community Development Department
File: AL17-030