

# EL PASO COUNTY



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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
CRAIG DOSSEY, EXECUTIVE DIRECTOR

April 17, 2018

Aaron Smith  
13925 East State Highway 24  
Peyton, CO, 80831

**RE: AL-17-026 Arrowhead Trailer and Sales Rural Home Occupation  
Parcel No.: 42330-01-001**

This is to inform you that the above referenced request for a special use approval to operate a rural home occupation located at 13925 East State Highway 24 has been **approved** by the Planning and Community Development Director as of April 17, 2018. This approval is subject to the following conditions and notations:

#### CONDITIONS OF APPROVAL

1. Approval is limited to the sale and repair of recreational vehicles and the sale of hay, as discussed and depicted in the applicant's letter of intent and site plan drawings.
2. The hours of operation shall be Monday through Friday 8:00 AM to 5:00 PM, with occasional operations on Saturdays for equipment drop off and/or sales.
3. The accessory agricultural structure previously used as a commercial riding arena shall not be used in connection with the rural home occupation until documentation is provided to the Planning and Community Development Department that a building permit has been issued for the structure by the Regional Building Department.

#### 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.

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".

Craig Dossey, Executive Director  
El Paso County Planning and Community Development Department  
File: AL-17-026

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



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